

The Wethersfield Historic District Commission held a Public Hearing on July 23, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Michael Rell, Vice Chairperson
John Maycock, Clerk
Cynthia Greenblatt
Mark Raymond
Douglas Ovian, Alternate

Members Absent: Paul Courchaine, Alternate
Lisa Wurzer, Alternate

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on July 11, 2013.

APPLICATION NO. 4176-13. Stephen Kelly seeks to replace the aluminum siding with vinyl siding and vinyl replacement windows at 191-193 Garden Street.

Stephen Kelly, 29 Old Smithy Lane, appeared before the Commission. He has had past approvals from the HDC to do several projects, but he never started them due to financial constraints. He would now like to replace the siding and the windows. He would like to replace the existing 8" aluminum siding with 6" vinyl siding with a backer board in the color Cameo. Samples were provided. The dormer will also be re-sided. All trim will be rewrapped. The trim will be white and the cornerboards will match the siding. There will be no shutters on the house. The third floor windows have already been replaced. He would now like to replace the first and second floor windows. He would also like to replace the existing triple track porch windows. He will use the same as previously approved windows – Harvey Majesty. There will be muntins applied to the exterior. All windows are 6/1, except the picture window which is 4/1 and 6/1 in the center. The porch windows are 1/1. There will be no changes to the inside of the porch. There will be no awnings and no window boxes. The gutters will be standard K-style in the color white.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4177-13. Jane Lis seeks to construct a 12'x24' pre-fabricated garage at 72 Nott Street.

Jane Lis, 72 Nott Street, and Susan Lis-Ratti, 82 Forest Street, Rocky Hill, appeared before the Commission. Drawings were submitted. There is no existing garage on the property. They have a temporary structure. She would like to install a pre-fabricated garage – cape style Kloter Farms garage, 12'x24' in size. It is T111 sided and has a standard overhead steel garage door. It will have a door and two windows on the right side. The plain side (left) will face the neighbor. It will be white in color. The roof will be the same as the house in Pewter Gray color. The pavement ends at the end of the house, then there is gravel. The structure will sit on a stone pad. There will be a pressure-treated wood ramp at each door. There will be no shutters. There will be no lighting on the structure.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4178-13. J.T. Burke and Sons seeks to install vinyl replacement windows at 10 Meggat Park.

John Burke, 254 Burnside Avenue, East Hartford, and Ida Dipalma, 10 Meggat Park, appeared before the Commission. They would like to replace all existing wood windows on the house with Advantage Series vinyl windows. The windows are now 2/2 double-hung with storm windows. They would like to make the front window a five light slider in vinyl. The kitchen window in the rear will be a four light slider. The sliders will be panes of glass that slide into each other. The center window will be stationary and the other four panes will slide behind it. The tracks are slightly staggered. The double-hung windows are now 2/2 but they would like to change them to 1/1. There is now aluminum siding on the house. They will wrap the trim with aluminum.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4179-13. Christine Brine seeks to 1) replace the wood front steps with stone steps and to extend the width of the steps; 2) construct two (2) 9'x11'6" arbors which shall span the driveway approximately 10' apart; 3) install trellising on the side of the garage; 4) change the roofline over the front door to allow for an eyebrow arch; 5) construct a 12'6"Hx12'9"Lx6'6"D open porch at the side entrance by the driveway and 6) to replace the roof shingles on the house with Elite Glass Seal shingles in the color Empire Green at 53 State Street.

Christine Brine, 53 State Street, appeared before the Commission. A plot plan was submitted. Photos of stone steps were submitted. She would like to replace the wood front steps with standard concrete steps with stone on the sides in the same design as photos submitted. She will use real stone in the stacked stone design. The width will be from pillar to pillar (four pillars in the front). There will be stone posts with a flat concrete top. Two 9'x11'6" metal arbors will span the driveway approximately 10' apart. The color will be rust in a plain design as shown in the submitted drawing. They will be behind the house on the driveway between the gate and the garage. There will be trellising on the side of the garage. It will be attached to the garage. There will be three separate sections between the windows. They will be either wood or metal. A picture of the design was submitted. She would like to change the roofline over the door to allow for an eyebrow arch. A drawing was submitted. The eyebrow arch will run from pillar to pillar over the front door. The side porch will be redesigned to hide the garbage cans. A photo was submitted. The existing landing doesn't change. There will be two side staircases. There will be one metal railing. It is an open design porch with pillars. The doors will be lattice panels. The roof will be solid on the front, and on the back will be open like a pergola (open slatted) to allow for light. The roof will be replaced using a three tab flat shingle in the color Empire Green to match the garage.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4180-13. Williamsburg Condominium Association, Inc., seeks to replace the wood trim boards with composite trim boards at 1-31 Spring Street and 10-12 Wells Road.

Phil Lombardo, 139 Center Brook Drive, Enfield, Marsha Earnest, 31 Spring Street, and Steve Anderson, Property Manager, 693 Main Street, South Glastonbury, appeared before the Commission. All work will be completed at once for the entire complex. They will be replacing the wood trim boards with Azek. A sample of the painted Azek was provided. On the brick buildings, they will be changing the fascias, cornerboards, and soffits. On the Colonial buildings, they will be replacing the cornerboards, soffits, and fascias. They will eventually change trim boards on the detached garages.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Maycock seconded by Commissioner Greenblatt, and a poll of the Commission, it was voted to close the public hearing and to open the public meeting.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4176-13. Stephen Kelly seeks to replace the aluminum siding with vinyl siding and vinyl replacement windows at 191-193 Garden Street.

Upon motion by Commissioner Maycock seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The siding shall be vinyl Mastic 6" reveal with a backer board in the color Cameo which shall also include the corner boards and dormers in the same color.
2. All the trim shall be white aluminum and match the existing trim.
3. The house shall not have awnings, shutters, or flowerboxes attached.
4. All windows shall be Harvey Classic vinyl windows in the color white with light patterns to match the existing. The muntins shall be permanently affixed to the exterior of the windows.
5. All porch windows shall be replaced with Harvey Classic vinyl windows in the color white with a 1/1 light pattern.
6. All window screens shall be ½ screens.

Discussion

Commissioner Greenblatt stated that she didn't realize or isn't sure that the homeowner wanted ½ screens. The full screen would have more of a look of a storm on the porch.

Commissioner Garrey stated that we've had a lot of aluminum to vinyl and he was concerned about this one because of the width of the vinyl. With a shorter vinyl reveal and with a backer board especially, he has less of a problem with it. He would tell the homeowner to save a lot of money because the house looks beautiful just the way it is, but absent that advice, he thinks the color is a good choice because it is a very neutral color and it has some contrast to the trim. He thinks the change of the porch windows, he's not a big fan of the house windows, will be a good change. The standard aluminum windows on those porches are a cheap look to enclosing the porch and the white double-hungs will be an improved look to that porch. The 1/1 lightens it up from the body of the house and give it a more durable and solid look. An old storm window is ½ screen.

Commissioner Ovan stated that he would disagree with that. He thinks they should probably be white storm windows because if you go with a finished room window on a porch, it's going to be very heavy and the look will be chunkier ... we stippled or accepted the windows that are on the porch of the restored and rebuilt house that the tornado took down, those were storms ... not Marvin ... yet the porch has what appear to be storm windows. His other concern is that with the loss of the gunmetal gray and the loss of the shutters and windowboxes, there is not enough contrast. He's afraid it's going to look dirty next to bright white aluminum. He likes the siding. One of the attractions on this application is that you're going to get the same siding on the whole house.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4177-13. Jane Lis seeks to construct a 12'x24' pre-fabricated garage at 72 Nott Street.

Upon motion by Commissioner Maycock seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Garrey stated that where we've had people who want to tear down and rebuild these things, he's not a huge fan of these as garages, but this one is a good one. It's from Kloter Farms and they are replacing a tent. He thinks it's an improvement. He just assumed that it had a poured foundation since it is holding a car.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4178-13. J.T. Burke and Sons seeks to install vinyl replacement windows at 10 Meggat Park.

Upon motion by Commissioner Garrey seconded by Commissioner Maycock and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Raymond stated ... a solid vinyl sliding picture window? He's never seen one.

Commissioner Greenblatt stated that the center pane would be fixed.

Commissioner Garrey stated that we don't have enough ... with the slider thing, he wants to see the product. He's not comfortable with the product anyway. He's sure the contractor doesn't have to work with that product. He needs to see the sheen and how well it replicates a window. You could have a mix of designs but you want uniformity. The picture window would have to be a center piece and two side units.

Commissioner Ovian stated that the cut sheet provided a very vivid picture. He didn't like it. He thinks if he saw it live, he wouldn't feel differently about it. He feels that there are times when that type of window is one that he could approve, but in that particular house ... he also doesn't need to see a drawing of what the bay window is going to look like ... that doesn't mean he would have approved it for this one. They are on the wrong track as far as light division and verticals on some and horizontals on others.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4179-13. Christine Brine seeks to 1) replace the wood front steps with stone steps and to extend the width of the steps; 2) construct two (2) 9'x11'6" arbors which shall span the driveway approximately 10' apart; 3) install trellising on the side of the garage; 4) change the roofline over the front door to allow for an eyebrow arch; 5) construct a 12'6"Hx12'9"Lx6'6"D open porch at the side entrance by the driveway and 6) to replace the roof shingles on the house with Elite Glass Seal shingles in the color Empire Green at 53 State Street.

Upon motion by Commissioner Maycock seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The front steps shall be constructed of stacked stone as submitted with concrete steps to be placed between the pillars.
2. The two (2) arbors over the driveway shall be constructed as submitted, painted a rust color, and shall be located behind the existing gate 10' apart.
3. The wall trellis shall be attached to the east side of the garage and shall be constructed of metal trellising within a wood frame.
4. The eyebrow arch shall be constructed over the front door and shall go from pillar to pillar. The arch shall be constructed of wood to match the existing.
5. The side porch shall be constructed of wood as submitted. The railings shall be salvaged or constructed to match the existing metal railing.
6. The roof of the porch shall be constructed with the north front facing portion to be a solid roof and the south rear facing portion to be open with vertical slats similar to a pergola design.
7. The roofing material shall be three tab in the color submitted.

Discussion

Commissioner Raymond stated that this is a great project. He loves what she's doing to the house. She's bringing it back to a bungalow with character and it's on State Street. He is excited about it. It is a very thorough, thought out project.

Commissioner Maycock states that this is quite an undertaking. If she wants to put a skylight in, then she can do it later.

Commissioner Garrey stated that he's not unconcerned about that much roof in green. At least they've seen the roof on the garage. She is truly an artist and he thinks she will execute it very well. He loves that she's done research.

Commissioner Ovian stated that her documentation was really second to none. His concern on the side porch, how is the area below it going to be protected from the rain?

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4180-13. Williamsburg Condominium Association, Inc., seeks to replace the wood trim boards with composite trim boards at 1-31 Spring Street and 10-12 Wells Road.

Upon motion by Commissioner Maycock seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. All corner boards, soffits and fascia boards shall be replaced with Azek composite trim boards which will include all buildings and garages in the complex.

Discussion

Commissioner Garrey stated that the appearance is pretty much like for like.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

MINUTES OF JUNE 11, 2013

The minutes of June 11, 2013 will be voted on at the next meeting.

MINUTES OF JULY 9, 2013

Upon motion by Commissioner Raymond, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the minutes of the July 9, 2013 meeting.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

OTHER BUSINESS

Public comments on general matters of the Historic District

Commissioner Greenblatt mentioned the dumpster at 105 Marsh Street has been there for a long time. It is believed that it is a permanent garbage container since it's a commercial property.

Report of the Historic District Coordinator

Kristin will be on vacation from August 1 through August 12.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 9:17 PM.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
-Clerk -